

AGENDA FOR REGULAR MEETING OF COMMON COUNCIL

To be held on Tuesday, January 16, 2018 at 6:30 P.M. in the City Hall
Council Chambers, 30 West Central Street, Chippewa Falls, WI

1. **CLERK CALLS THE ROLL**
2. **APPROVAL OF MINUTES OF PREVIOUS MEETING**
(a) Approve minutes of the Regular Council Meeting of January 2, 2018.
3. **PERSONAL APPEARANCES BY CITIZENS** No matter presented by a citizen shall be acted on at the meeting except in emergencies affecting the public health, safety or welfare.
4. **PUBLIC HEARINGS** - None
5. **COMMUNICATIONS** - None
6. **REPORTS**
(a) The Board of Public Works meeting of January 8, 2018 was cancelled due to a lack of agenda items.
(b) Consider the Plan Commission minutes of January 8, 2018.
7. **COUNCIL COMMITTEE REPORTS** in the order in which they are named in Section 2.21 of the Municipal Code -
(a) Consider Committee #1 Revenues, Disbursements, Water and Wastewater minutes of January 16, 2018. *(minutes to be distributed prior to meeting)*
(b) Consider Committee #2 Labor Negotiations, Personnel, Policy and Administration minutes of January 16, 2018. *(minutes to be distributed prior to meeting)*
(c) Consider Committee #3 Transportation, Construction, Public Safety and Traffic minutes of January 16, 2018. *(minutes to be distributed prior to meeting)*
(d) Park Board Minutes of January 9, 2018.
(e) Library Board Minutes of December 13, 2017.
8. **APPLICATIONS**
(a) Consider Operator (Bartender) Licenses as approved by the Police Department. *(Complete list provided prior to Council meeting)*.
(b) Consider Application for Temporary Class "B"/"Class B" Beer and Wine Retailer's License from the Chippewa Falls Masonic Lodge #176 for a Pre Valentine's Day Olive Garden Fundraiser to be held at the Masonic Lodge, 650 Bridgewater Avenue, on February 9, 2018.
9. **PETITIONS** - None
10. **MAYOR ANNOUNCES APPOINTMENTS** - None
11. **MAYOR'S REPORT**
(a) Proclamation declaring January 25, 2018 as Big Brothers Big Sisters Thank Your Mentor Day in the City of Chippewa Falls.
12. **REPORT OF OFFICERS** - None
13. **ORDINANCES** - None
14. **RESOLUTIONS**
(a) Consider **Resolution #2018-01 Entitled:** Preliminary Resolution Declaring Intent to Levy Special Assessments Under Chapter 66.0701 Wisconsin Statutes & Chapter 3.08 of the Code of Ordinances of the City of Chippewa Falls, Wisconsin.
(b) Consider **Resolution #2018-02 Entitled:** Resolution Approving a Certified Survey Map (Lake Wissota Business Park).
15. **OTHER NEW OR UNFINISHED BUSINESS AS AUTHORIZED BY LAW** - None

16. CLAIMS

(a) Consider claims as recommended by the Claims Committee.

17. CLOSED SESSION - None

18. ADJOURNMENT

The Claims Committee will meet at 6:00 PM to review the claims of various boards and departments of the City.

NOTE: REASONABLE ACCOMMODATIONS FOR PARTICIPATION BY INDIVIDUALS WITH DISABILITIES WILL BE MADE UPON REQUEST. FOR ADDITIONAL INFORMATION OR TO REQUEST THIS SERVICE, CONTACT THE CITY CLERK AT 726-2719.

Please note that attachments to this agenda may not be final and are subject to change.
This agenda may be amended as it is reviewed.

CERTIFICATION OF OFFICIAL NEWSPAPER

I, hereby, certify that a copy of this notice has been posted on the bulletin board at City Hall and a copy has been given to the Chippewa Herald on January 12, 2018 at 2:45 pm by BNG.

MINUTES OF THE REGULAR MEETING OF THE COMMON COUNCIL

The regular meeting of the Common Council of the City of Chippewa Falls was held on Tuesday, January 2, 2018 in the City Hall Council Chambers. Mayor Greg Hoffman called the meeting to order at 6:30 pm. The Pledge of Allegiance was recited.

CLERK CALLS THE ROLL

Council Members present: Rob Kiefer, CW King, Chuck Hull, Paul Olson, Paul Nadreau, and Robert Hoekstra. Absent was John Monarski.

Also Present: City Attorney Robert Ferg, Finance Manager/Treasurer Lynne Bauer, City Planner/Transit Manager Jayson Smith, Director of Public Works/City Engineer/Utilities Manager Rick Rubenzer, Police Chief Matthew Kelm, Parks and Recreation Director Dick Hebert, City Clerk Bridget Givens, Bill Mercer of Premium Waters, and Brian Pitsch of Allied Dies.

APPROVAL OF MINUTES OF PREVIOUS MEETING

(a) Motion by Hoekstra/Nadreau to approve the minutes of the Regular Council Meeting of December 19, 2017 including a correction to the motion approving Election Inspector Appointments indicating an abstention by King. **All present voting aye, motion carried.**

PERSONAL APPEARANCES BY CITIZENS

(a) Mayor Hoffman presented City Planner/Transit Manager Jayson Smith with a Key to the City in recognition of his years of dedicated service to the City. Smith stated he appreciated the relationships built with the Council, community members, and City Staff. The Mayor and Council thanked Jayson for all of his contributions stating that the community can look around daily and see the results of his years of service to the City.

PUBLIC HEARINGS - None

COMMUNICATIONS - None

REPORTS

(a) The Board of Public Works meeting of December 25, 2017 was cancelled due to the holiday.

COUNCIL COMMITTEE REPORTS - None

APPLICATIONS

(a) Motion by King/Nadreau to approve the Operator (Bartender) Licenses as approved by the Police Department. **All present voting aye, motion carried.**

(b) Motion by Hoekstra/Nadreau to approve the Application for Class "E" Dance and Live Music License from McDonell Area Catholic Schools for McDonell Catholic Central High School, 1316 Bel Air Blvd, on February 10, 2018. **All present voting aye, motion carried.**

PETITIONS - None

MAYOR ANNOUNCES APPOINTMENTS - None

MAYOR'S REPORT - None

REPORT OF OFFICERS - None

ORDINANCES

(a) Motion by Olson/Kiefer to approve **Ordinance #2017-20 Entitled:** An Ordinance Amending the Industrial Waste Analysis Code Section, §13.20(1) of the Chippewa Falls Municipal Code. **Roll Call Vote: Aye – Olson, Kiefer, King, Hull, Nadreau, Hoekstra. Motion carried.**

RESOLUTIONS - None

OTHER NEW OR UNFINISHED BUSINESS AS AUTHORIZED BY LAW

(a) City Planner Smith discussed a possible land change/sale concept between Allied Dies, Premium Waters, and the City of Chippewa Falls. A concept map of six sites was prepared and distributed with the Council Packet. Allied Dies is looking to double the size of their building. Their building is positioned and designed to knock out the north wall and expand in that direction. As such, the site to the east of their existing facility has no use to them. Premium Waters was contacted to see if they would be interested in acquiring this site in addition to two others which would allow for a significant expansion of their existing building and allow them more area for truck and trailer parking. Senior Management from Premium Waters will be discussing the possibility of site acquisition in the near future.

CLAIMS

(a) **Motion by Olson/Nadreau** to approve the claims as recommended by the Claims Committee.

City General Claims:	\$103,675.60
Authorized/Handwritten Claims:	\$191,233.10
Department of Public Utilities:	<u>\$52,483.77</u>
Total of Claims Presented	<u>\$347,392.47</u>

Roll Call Vote: Aye – Olson, Nadreau, Hoekstra, Kiefer, King, Hull. Motion carried.

CLOSED SESSION - None

ADJOURNMENT

Motion by King/Nadreau to adjourn at 6:53 pm. **All present voting aye, motion carried.**

Submitted by:
Bridget Givens, City Clerk

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, JANUARY 8, 2018 – 6:30 PM**


The Plan Commission met in City Hall on Monday, January 8, 2018 at 6:30 P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Dennis Doughty, Mike Tzanakis, Dan Varga, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer and Mayor Greg Hoffman. Absent was Vice-Chairperson Tom Hubbard. Also attending were Ian Kopp, Charles Erlien, Lee Marks, City Inspector Paul Lasiewicz and those listed on the attached attendance sheet.

1. **Motion** by Tzanakis, seconded by Smith to approve the minutes of the December 11, 2017 Plan Commission meeting. **All present voting aye. Motion carried.**

2. Mayor Hoffman asked Director of Public Works Rubenzer to give background details about Conditional Use Permit Resolution No. 2018-01. Director of Public Works Rubenzer noted that the proposed Twin Home was along North Street in an R-1C Single Family Zoning District. He continued that the Twin Home detail and specification sheet had been used for a previously approved Twin Home Conditional Use Permit. City Inspector Lasiewicz stated that items a and b of the Twin Home detail sheet could be eliminated. The Plan Commission reached a consensus that a maintenance agreement for exterior siding and roofing should be maintained and signed by both Twin Home owners. Ian Kopp, developer for the project agreed. Mayor Hoffman opened a public hearing to consider Conditional Use Permit Resolution No. 2018-01. Joe Lenfestey of 1030 Warren Street appeared and stated he didn't have any concerns with the proposed Twin Home. He asked about discontinuing the alley in back of his house and the proposed Twin Home. Director of Public Works Rubenzer stated that a petition signed by property owners along the alley would be the method. The petition would be considered by the Board of Public Works who would make a recommendation to the Common Council. Considerations would be:
 - 1) Would the proposed alley vacation or discontinuance remove access to any properties along the alley?
 - 2) Would there be a need for any utility easements moving forward?No one else spoke for or against Conditional Use Permit Resolution No. 2018-01. Mayor Hoffman closed the public hearing.
Motion by Cihasky, seconded by Hull to approve Planned Unit Development Conditional Use Permit Resolution No. 2018-01 for a Twin Home on parcels #2574 and #2575, located on North Street. Mayor Hoffman requested a roll call vote, Voting aye were Cihasky, Hull, Doughty, Tzanakis, Varga, Arneberg, Smith, Rubenzer and Hoffman. Misfeldt recused himself and abstained from the vote. No one voted nay. **Motion passed on a 9-0 vote with one abstention.**

3. The Plan Commission considered the attached Certified Survey Map from Chippewa County for lots in Lake Wissota Business Park. Director of Public Works Rubenzer stated that the lots were "left over" after the Fleet Farm and Star Blends lots had been created and he had no issues with them.
Motion by Smith, seconded by Varga to recommend the Common Council approve the attached Certified Survey Map from Chippewa County for lots in the Lake Wissota Business Park upon receipt of the \$100 certified survey fee. **All present voting aye. Motion carried**

4. **Motion** by Misfeldt, seconded by Cihasky to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:42 P.M.


Richard J. Rubenzer, P.E., Secretary
Plan Commission

Please note, these are draft minutes and may be amended until approved by the Common Council.

PLAN COMMISSION ATTENDANCE SHEET

DATE: 1-08-18

[illegible]

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, DECEMBER 11, 2017 – 6:30 PM**

The Plan Commission met in City Hall on Monday, December 11, 2017 at 6:30 P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Dennis Doughty, Mike Tzanakis, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer and Vice-Chairperson Tom Hubbard. Absent were Commissioners Dan Varga and Beth Arneberg, and Mayor Greg Hoffman. Also attending were City Inspector Paul Lasiewicz, Steve Pregent and persons on the attached attendance sheet.

1. **Motion** by Cihasky, seconded by Tzanakis to approve the minutes of the November 13, 2017 Plan Commission meeting. **All present voting aye. Motion carried.**

2. U-Haul representatives appeared to support the petition for a Conditional Use Permit for U-Haul to temporarily place ten 10'x10'x9' personal storage units on the parking lot at #409 East Prairie View Road. The Plan Commission discussed condition "a" allowing placement of the units until 90% occupancy of the storage units in the former K-mart building was reached or one year whichever came first. Justin Kaminski was asked how long it may take to reach 90% occupancy. He stated one year was not realistic. He continued that U-Haul was investing \$250,000 in the units and needed more time than one year. He also stated that there would be one thousand storage units in the former K-mart building. Commissioner Doughty stated that he thought a minimum of 2 ½ years might be more realistic. Secretary Rubenzer stated he had added the one year limit in reaction to Council comments but that the Plan Commission could change or remove that condition. Commissioner Cihasky was concerned about long term maintenance and appearance of the pods. Vice-Chairperson Hubbard opened the public hearing to consider Conditional Use Permit Resolution No. 2017-02. No one spoke for or against the resolution. Vice-Chairperson Hubbard closed the public hearing.
Motion by Tzanakis, seconded by Doughty to approve Conditional Use Permit Resolution No. 2017-02 allowing U-Haul to temporarily place ten 10'x10'x9' personal storage units on the parking lot at #409 East Prairie View Road, (Parcel #4428), after changing "one" to "five" in condition "a" and correcting person to personal in the sixth "Whereas" paragraph. Alderperson Hull asked if the Plan Commission wanted the "five" to be a condition. Secretary Rubenzer suggested wording that the occupancy and permit be reviewed by the Plan Commission after five years. Commissioners Tzanakis and Doughty amended the motion accordingly. **All present voting aye. Motion carried.**

3. Ian Kopp, Lee Marks and Charles Erlien appeared to support a Planned Unit Development Conditional Use Permit application to construct Twin Homes on Parcels #2574 and #2575, Lots #3 and #4, Block #4, Mansfield and McBeans Addition. Mr. Kopp added that the lots were located by the WCFW Radio Station on North Street. Inspector Lasiewicz noted that the Planned Unit Developments process was the only mechanism to construct Twin Homes in residential districts. He added City staff were considering alternative zone modifications for Twin Home construction for a future Plan Commission and Council recommendation. He stated that Mr. Kopp needed to provide a to-scale complete site plan.
Motion by Smith, seconded by Cihasky to recommend the Plan Commission conduct a

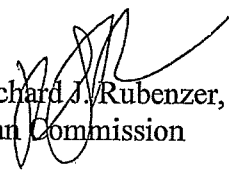
Please note, these are draft minutes and may be amended until approved by the Common Council.

public hearing to consider a Planned Unit Development Conditional Use Permit to allow Ian Kopp, Lee Marks and Charles Erlien to construct Twin Homes on Parcels #2574 and #2575, Lots #3 and #4, Block #4, Mansfield and McBeans Addition. Said public hearing to be scheduled upon:

1. Receipt of the \$300 advertising fee
2. Receipt of a to-scale detailed site map and house floor plan
3. Proper notification of adjacent property owners

All present voting aye except Misfeldt and Hubbard who recused themselves and abstained from the vote. Motion carried on a 6-0 vote.

4. **Motion** by Misfeldt, seconded by Tzanakis to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:55 P.M.


Richard J. Rubenzer, P.E., Secretary
Plan Commission

**CITY OF CHIPPEWA FALLS PLAN COMMISSION PLANNED UNIT
DEVELOPMENT CONDITIONAL USE PERMIT RESOLUTION NO. 2018-
01 FOR a TWIN HOME ON PARCELS #2574 AND #2575 LOCATED ON
NORTH STREET, CHIPPEWA FALLS, WISCONSIN**

WHEREAS, at its December 11, 2017 meeting, the Plan Commission heard a request from Ian Kopp on behalf of Lee Marks and Charles Erlien to construct a twin home and

WHEREAS, Parcels #2574 and #2575, Lots #3 and #4, Block #4, Mansfield and McBeans Addition is zoned R-1C Single Family District; and

WHEREAS, the Plan Commission has evaluated the request for a Planned Unit Development Conditional Use Permit Resolution No. 2018-01 to construct a twin home on Parcels #2574 and #2575, Lots #3 and #4, Block #4, Mansfield and McBeans Addition; and

WHEREAS, the Plan Commission conducted a public hearing on this request on Monday, January 8, 2018, after publication of a Class 2 legal notice and mailing of said notice to adjacent property owners, as required by Chapter 17.47 (5) of the Code of Ordinances of the City of Chippewa Falls, Wisconsin and hearing all comments and concerns.

**THEREFORE, BE IT RESOLVED BY THE PLAN COMMISSION OF
THE CITY OF CHIPPEWA FALLS, WISCONSIN** that, pursuant to Chapters 17.27.5(7)(f) and 17.47 of the Code of Ordinances of the City of Chippewa Falls, Wisconsin, a Planned Unit Development Conditional Use Permit be and is hereby issued to construct a twin home on Parcels #2574 and #2575, Lots #3 and #4, Block #4, Mansfield and McBeans Addition located on North Street under the following conditions:

- a) One new twin home is allowed to be constructed according to the attached plans and details.
- b) That the twin home be in conformance with the attached site plan and building floor plan and details and all attachments become part and parcel of this Conditional Use Permit.
- c) That a storm water management plan be submitted and approved as per City of Chippewa Falls Municipal Code.
- d) The attached general Development Plan, Twin Home Development Standards, Typical Photos, Elevations, and Floor Plans, and existing and zoning site plans

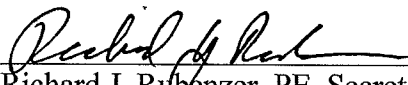
become part and Parcel of PD CUP #2018-01 and are available for inspection in the City of Chippewa Falls Engineering and Inspection offices.

- e) That the existing sanitary sewer and water services stubbed to said Lots #3 and #4 be utilized for the Twin Homes.
- f) Except as specifically provided herein, all regulations of the City Zoning Code shall apply.
- g) Twin Homes are owner occupied.
- h) That this permit shall become null and void by non-compliance with this permit or related Codes or by application to the Board of Appeals for any Code variance for this facility.
- i) Chapter 17.47 (13) shall apply and this permit shall terminate if the use for which this permit is issued shall cease for a continuous two year period.
- j) Modifications or changes to this permit may be made only by the Plan Commission after an application for amendment has been duly filed and notices and hearing requirements have been complied with.

MOTION: C. Hasky

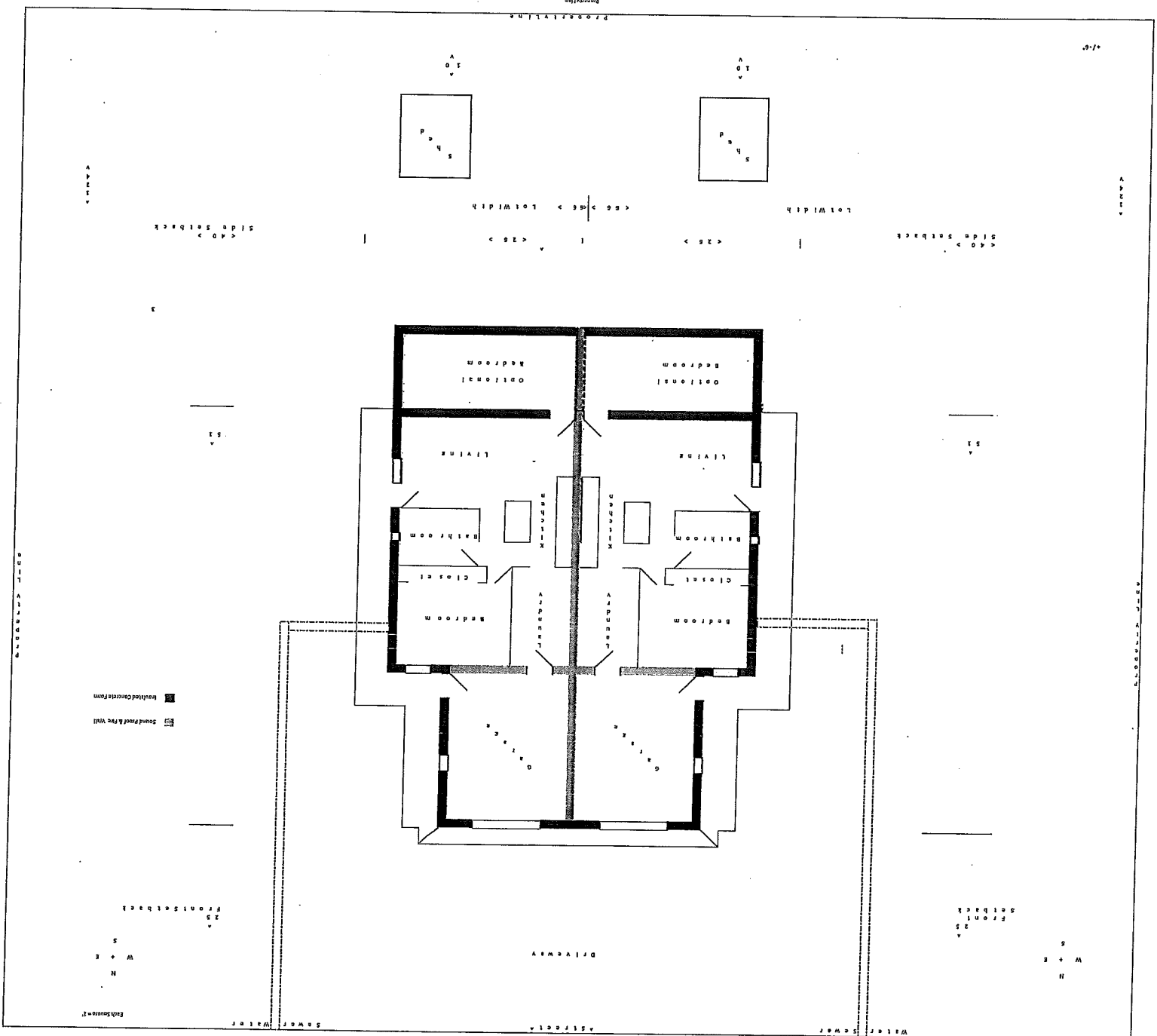
SECONDED: Hull

I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on January 8, 2018, by a vote of 9 ayes, 0 nays and 1 abstentions.


Richard J. Rubenzer, PE, Secretary
Plan Commission

The Twin Home is intended to provide for development of zero lot line twin home development. Ownership of each unit will be on separate deeds. Compliance with State of Wisconsin one (1) and two (2) family Uniform Dwelling Code for attached units is required.

- A. The plans specification and construction shall require the installation and construction of separate sewer, water and other utility services to each twin home dwelling.
- B. Both lots containing attached twin home dwellings shall be held under the same ownership until the completion of construction of the twin home dwellings.
- C. A maintenance agreement (party wall agreement), approved by the City Zoning Administrator, shall be entered into by the owners of the attached twin home dwelling in order to ensure that equal and reasonable maintenance and repairs are performed on the attached twin home dwellings. Alternatively, provisions for maintenance of common walls may be incorporated into applicable covenants to be reviewed and approved by the City.
- D. Easements necessary for water, sewer and utility services and the maintenance agreement shall be recorded with the Chippewa County Register of Deeds.
- E. The exterior (such as siding), and roof materials on each attached twin home dwelling shall be the same color, quality and consistency.



Outside Dimensions			Sq Ft
Driveway	25 x	15	375
Garage	15 x	20	300
House	32 x	26	832
Structure			1132
Opt. BR	12 x	12	144
With Optional BR			1276
Lot	66 x	124	8184

Living Space			
Garage/BR	18	14	252
Utility	15	7	105
Bedroom	12	11	132
Closet	12	2	24
Bathroom	7	9	63
Kitchen	8	9	72
Living Room	18	11	198
Hallway	2	3	6
Total Living Space			852

Opt. BR	11	10	110
With Optional BR			962

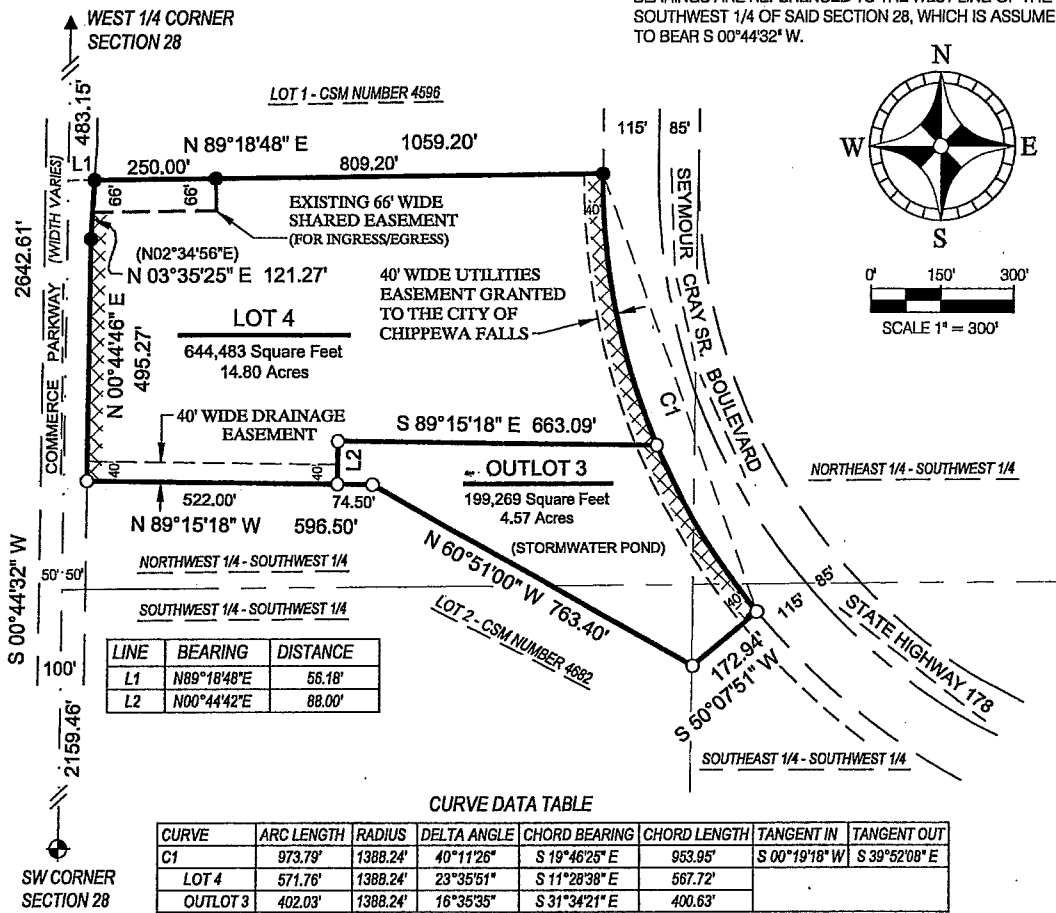
Dimensions +/- 6"

CHIPPEWA CO. CERTIFIED SURVEY MAP NO. _____

RECORDED IN VOL. _____ OF THE
CERTIFIED SURVEY MAPS PAGE _____
REGISTER

LOCATED IN PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 29 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28, WHICH IS ASSUMED TO BEAR S 00°44'32" W.



FIELDWORK COMPLETED: 11/28/2017

SAMUEL I. WENZ
CHIPPEWA COUNTY SURVEYOR
711 N. BRIDGE STREET, ROOM 5
CHIPPEWA FALLS, WISCONSIN 54729

LEGEND

- ⊕ = FOUND 4" O.D. CAST IRON MONUMENT
- ▲ = FOUND P.K. NAIL
- (SECTION CORNER TIES WERE VERIFIED)
- = FOUND 3/4" IRON REBAR
- = FOUND 1-1/4" IRON REBAR
- = SET 3/4" x 18" IRON REBAR WEIGHING 1.50 LBS/LIN. FT.
- (X"XX"XX") = PREVIOUSLY RECORDED AS
- XXXXXX = NO DIRECT VEHICULAR ACCESS
- LBS/LIN. FT. = POUNDS PER LINEAR FOOT
- CSM = CERTIFIED SURVEY MAP
- O.D. = OUTSIDE DIAMETER

CHIPPEWA CO. CERTIFIED SURVEY
MAP NO. _____

RECORDED IN VOL. _____ OF THE
CERTIFIED SURVEY MAPS PAGE _____

REGISTER

LOCATED IN PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST
1/4 OF THE SOUTHWEST 1/4, THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE
SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 29 NORTH,
RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Samuel I. Wenz, Professional Land Surveyor in the State of Wisconsin, do hereby certify that by the order of Frank Pascarella, Chippewa County Administrator, I have surveyed part of the Northwest 1/4 of the Southwest 1/4, the Southwest 1/4 of the Southwest 1/4, the Northeast 1/4 of the Southwest 1/4, and the Southeast 1/4 of the Southwest 1/4 of Section 28, Township 29 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin. The parcel is more particularly described as follows:

COMMENCING at the West 1/4 Corner of said Section 28; thence, S.00°44'32"W. along the West Line of the Southwest 1/4, 483.15 feet; thence, N.89°18'48"E., 56.18 feet to the **POINT OF BEGINNING**; thence, N.89°18'48"E. along the South Line of Certified Survey Map Number 4596, 1059.20 feet to its intersection with the Westerly right-of-way line of State Highway 178, being a non-tangent curve, concave Northeasterly, having a radius of 1388.24 feet, and a long chord which bears S.19°46'25"E. for a distance of 953.95 feet; thence, Southeasterly along said right-of-way line and the arc of said curve, 973.79 feet; thence, along the Northerly Line of Lot 2 of Certified Survey Map Number 4682 the following courses:

- 1) S.50°07'51"W., 172.94 feet; thence,
- 2) N.60°51'00"W., 763.40 feet; thence,
- 3) N.89°15'18"W., 596.50 feet to its intersection with the Easterly right-of-way line of Commerce Parkway; thence, N.00°44'46"E. along said right-of-way line, 495.27 feet to the **POINT OF BEGINNING**. Being subject to any easements of record.

Said parcel contains 843,752 square feet or 19.37 acres, more or less. The bearings are referenced to the West Line of the Southwest 1/4 of said Section 28, which is assumed to bear S.00°44'32"W.

I also certify that I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, AE-7 of the Wisconsin Administrative Code, and the Subdivision Ordinance of the City of Chippewa Falls. I further certify to the best of my knowledge and belief that the accompanying map is a true and correct representation of the exterior boundaries of the land surveyed and the division thereof made.

Dated this _____ day of _____, 2017.

Samuel I. Wenz, Professional Land Surveyor, S-2221



CITY OF CHIPPEWA FALLS APPROVAL

This Certified Survey Map is approved by the common council of the City of Chippewa Falls this
_____ day of _____, 2017.

Greg Hoffman, Mayor

Date

Bridget Givens, City Clerk

Date

CHIPPEWA CO. CERTIFIED SURVEY
MAP NO. _____

RECORDED IN VOL. _____ OF THE
CERTIFIED SURVEY MAPS PAGE _____

REGISTER

LOCATED IN PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST
1/4 OF THE SOUTHWEST 1/4, THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE
SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 29 NORTH,
RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE OF DEDICATION:

As owners, we hereby certify that we caused the land described to be surveyed, divided, mapped and dedicated
as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required to be
submitted to the following for approval.

-- City of Chippewa Falls

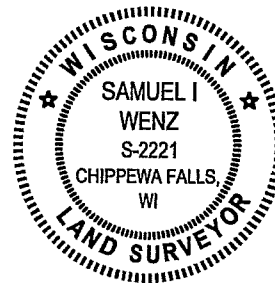
IN WITNESS WHEREOF, said Chippewa County has caused these presents to be signed by Frank
Pascarella, county administrator, and countersigned by Jaclyn Sadler, county clerk, at Chippewa Falls,
Wisconsin, and there signatures hereunto affixed on this

_____, day of _____, 2017.

In the presence of: Chippewa County, Wisconsin

Frank Pascarella, County Administrator

Countersigned: _____
Jaclyn Sadler, County Clerk



STATE OF WISCONSIN)
CHIPPEWA COUNTY) SS

Personally came before me this _____ day of _____, 2017,

Frank Pascarella, County Administrator, and Jaclyn Sadler, County Clerk of the above named Chippewa
County, Wisconsin, to me known to be the persons who executed the foregoing instrument, and to me known
to be such County Administrator and County Clerk of said Chippewa County, and acknowledged that they
executed the foregoing instrument as such officers as the deed of said Chippewa County, by its authority.

_____, Notary Public, _____, Wisconsin

My commission expires _____.

PARKS, RECREATION & FORESTRY BOARD MEETING
Tuesday, January 9, 2018

1. Call to order by Beth Arneberg at 6:00 p.m.

Roll Call: Members Present: Audrey Stowell, Dale Berg, Carmen Muenich, Beth Arneberg, Heidi Hoekstra and Rob Kiefer. Absent: Nate Seckora.

Staff present: Dick Hebert and Josh Kriesel.

2. Approval of December 12, 2017, Minutes: **Motion by Muenich/Kiefer to approve December 12, 2017, minutes. Motion passed.**
3. Personal Appearances By Citizens. None.

Nate Seckora arrives.

4. Discuss / Consider Special Event Applications: There is one new special event and four renewals. Muenich raises concern that rental fees are waived for some groups. **Motion by Kiefer/Arneberg to approve special event application of Tinkergarten as presented. Motion passed. Motion by Kiefer/Hoekstra to approve special event application of Pure Water Days RiverFest as presented. Motion passed. Motion by Kiefer to approve special event application of The Past Passed Here as presented. Discussion regarding event, fee and work done by Park employees. Motion seconded by Stowell. Motion passed with Muenich opposing. Motion by Kiefer/Berg to approve special event application of Chippewa Falls Farmers Market as presented. Motion passed with Muenich opposing. Motion by Kiefer/Hoekstra to approve Mass with Bishop for Diocesan Sesquicentennial on 08/26/18 as presented. Motion passed.**

5. Discuss/Consider:

- a. Discuss Improvements to Welcome Center. Chad Oster of CBS Squared discusses construction project to fix drainage of upper duck pond & parking lot. The waterway from duck house to duck pond will be widened and made deeper, power will be moved underground, and parking lot will be raised. There will also be landscaping and plantings as well as new fencing and additional lighting. The walk path will remain the same. Phase One will be grading and earthwork and basically dealing with the drainage issues. Parking lot grade will be done in Phase Two. Bids will be opened on Feb. 9. Construction is expected to be done by fall.
- b. Discuss Erickson Park Improvement Project. Ron Bakken is present. Bids will be advertised and will be discussed at March meeting. In final push to raise remaining funds. Approximately \$167,000 left to raise before March.
- c. Discuss Riverfront Park. Discuss food trucks, revising special event applications for food trucks, park amenities that might be rented out. **Motion by Hoekstra to form subcommittee of Muenich, Arneberg, Seckora and Hebert to review rental fees and policies with intent to form consistency. Seconded by Seckora. Motion passed.**

- d. Urban Forestry Grant Update. Dick Hebert reports that this is now complete and reimbursement should be received soon.
 - e. Flats Neighborhood Park. Dick Hebert reports there's no progress. A member of the public did raise a concern that the playground was unapproachable by younger kids due to older kids hanging out there. Additional police patrol was suggested.
 - f. Casper Park Softball Press Boxes. Dick Hebert reports that Department Staff are working with local building contractors to gather proposed costs to build two press boxes on the softball fields.
 - g. Recreation Report. Josh Kriesel reports that volleyball and basketball leagues are going well. He has started a pickle ball open play on Wednesdays at the Middle School. He will have information on that out to the public soon.
 - h. Director Report. Dick Hebert reports takedown of Christmas Village is going well.
6. Approve Claims. Claims reviewed. **Motion by Muenich/Hoekstra to approve claims of \$26,158.27. Motion passed.**
7. Park Board Members' Concerns or Comments. Wood from ash borer trees is being sold with the funds being marked for replacement trees or equipment. There is a boulevard tree replacement program through the City; homeowners are responsible for watering. Mayor Hoffman thanks Board members for willingness to serve. Christmas donation boxes need to be revamped – more accessible to drivers and easy to make deposits. Would like to discuss fees for food trucks and Welcome Center rental next month.
8. Adjournment. **Motion by Muenich/Arneberg to adjourn at 7:35 p.m. Motion passed.**

Submitted by:

Audrey Stowell, Secretary

**Minutes of the
Meeting of the Chippewa Falls Public Library Board of Trustees
December 13, 2017**

1. Call to Order

Meeting was called to order by Board President Sarah Jones at 5:00 p.m.

2. Roll Call of Members

Members Present: Hoekstra, Jones, King, Newton, Pamperin, Rasmus

Absent: Ambelang

Others Present: Director Joe Niese; Confidential Administrative Assistant Deb Braden

3. Approval of Agenda

Motion by King seconded by Hoekstra to approve the agenda as amended. All present Voting Aye. Motion carried.

4. Closed Session under WI Statutes 19.85(1) "Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility. "to:

a) Raises for fulltime staff and Admin. Asst.

b) Director Raise

Motion made by Pamperin, seconded by Rasmus to go into Closed Session under WI Statutes 19.85(1) "Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility. "To consider raises for fulltime staff and Admin. Asst. and Director raise with only the Board of Trustees present. . Roll Call Vote taken. Aye Hoekstra, Jones, King, Newton, Pamperin, Rasmus. All present Voting Aye. Motion carried. When to closed session at 5:03 pm.

Motion made by King, seconded by Hoekstra to return to open session. All present Voting Aye. Motion carried. Returned to open session 5:20 pm.

Motion made by Newton, seconded by King to give a 1% raise for fulltime staff and Admin, Asst. in the same compensation as the City. Roll Call Vote taken. Aye: Hoekstra, Jones, King, Newton, Pamperin, Rasmus. All present Voting Aye. Motion carried.

Motion made by Pamperin, seconded by King to allow a step increase plus a 1% increase to the Library Director. Roll Call Vote taken. Aye: Hoekstra, Jones, King, Newton, Pamperin, Rasmus. All present Voting Aye. Motion carried.

5. Disposition of the minutes of the regular meeting of November 15, 2017.

Motion made by Hoekstra seconded by Rasmus to approve the minutes of the regular meeting of November 15, 2017 as corrected. All present Voting Aye. Motion carried.

6. Disposition of the vouchers to be paid from the 2017 budget after December 19, 2017.

Motion made by Hoekstra seconded by King to approve payment of the vouchers to be paid from the 2017 budget after December 19, 2017. Roll call Vote take. Aye –Hoekstra, Jones, King, Newton, Pamperin, Rasmus. All present Voting Aye. Motion carried.

7. Public appearances by citizens.

None

8. Correspondence

Annual Christmas Cards from vendors and Mayor.

9. Management report

Director Niese presented the Management Report. He talked about highlights from the report. The Library had a busy November as regards to programming. The Library has also received a new door on the side of Library to replace the problematic original door. A new defibrillator was also installed to replace the outdated one.

10. Committee reports

a) None

11. Current Business

a) Additional Plaque for Virginia O. Smith Meeting Room

Motion made by Hoekstra, seconded by Pamperin to order another plaque for the Virginia O. Smith Meeting Room to be placed on the Children's side of the Library. All present Voting Aye. Motion carried.

b) Breach Update

Director Niese gave an update about the breach in patron records in the IFLS system. They determined that most of the records were from the Eau Claire Library. They have taken the Driver's License ID out of the data base as a further security precaution.

12. Announcements

a) Reception for the Virginia O. Smith Meeting Room

A committee of Jones, Hoekstra will work with Director Niese on the dedication ceremony for the Virginia O. Smith Meeting Room scheduled for January 6th from 11am to 2 pm.

13. Items for future consideration.

a) Chippewa Falls Public Library Strategic Long-Range Plan

The meeting for the Library Strategic Long-Rang Plan will be held immediately after the regularly scheduled January Board of Trustees meeting.

b) Circulation follow up-to determine why our circulation has been dropping.

c) Update on the roof scheduled for this Spring-whether the removal of Asbestos will curtail hours of operation.

14. Adjournment

Motion made to adjourn by King seconded by Pamperin. All present Voting Aye. Motion carried. Meeting adjourned at 6:00 p.m.

Respectfully Submitted,
Deb Braden, Confidential Administrative Assistant

Application for Temporary Class "B" / "Class B" Retailer's License

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE \$ 10.00

Application Date: JAN 3, 2018

☐ Town ☐ Village ☒ City of Chippewa Falls

County of _____

The named organization applies for: (check appropriate box(es).)

☒ A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.

☒ A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning 5 PM Feb 9 and ending 9 PM Feb 9 and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. Organization (check appropriate box) →

☐ Bona fide Club ☐ Church ☒ Lodge/Society

☐ Chamber of Commerce or similar Civic or Trade Organization

☐ Veteran's Organization ☐ Fair Association

(a) Name Chippewa Falls Lodge #176 Free & Accepted Masons

(b) Address 650 Bridgewater, Chippewa Falls WI 54729
(Street) "PO BOX 171 CF 54729" ☐ Town ☐ Village ☒ City

(c) Date organized June 8, 1869

(d) If corporation, give date of incorporation _____

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box: ☐

(f) Names and addresses of all officers:

President MARIO ALTUZA / 17326 109th Ave. Chippewa Falls, WI 54729

Vice President STEVEN KLEN 1642 FREDERIC ST EAU CLAIRE WI 54601

Treasurer Scott Lingert 1796 280th St Glenwood City WI 54013

(g) Name and address of manager or person in charge of affair: LES PARKER
715-271-6616

2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number 650 Bridgewater

(b) Lot _____ Block _____

(c) Do premises occupy all or part of building? Just upper floor

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover: _____

3. Name of Event

(a) List name of the event Pre Valentine's Day, Olive Garden fundraiser

(b) Dates of event February 9, 2018

DECLARATION

The Officer(s) of the organization, individually and together, declare under penalties of law that the information provided in this application is true and correct to the best of their knowledge and belief.

Officer [Signature] 01/02/2018
(Signature/date)

Officer _____
(Signature/date)

Date Filed with Clerk _____

Date Granted by Council _____

Chippewa Lodge #176 Free & Accepted Masons
(Name of Organization)

Officer [Signature] 12/6/17
(Signature/date)

Officer [Signature] 12/5/17
(Signature/date)

Date Reported to Council or Board _____

License No. _____

Police Chief [Signature] 1/1/18



City of Chippewa Falls

30 WEST CENTRAL STREET, CHIPPEWA FALLS, WISCONSIN 54729

PROCLAMATION

WHEREAS, Every Child Deserves to Achieve Success in Life; and

WHEREAS, Mentoring Through Big Brothers Big Sisters of Northwestern Wisconsin Provides Children Facing Adversity With Strong and Enduring, Professionally Supported Relationships That Change Their Lives for the Better, Forever; and

WHEREAS, Children with a Mentor Set Higher Goals for Themselves; and

WHEREAS, Children with a Mentor are Less Likely to Use Drugs and Alcohol; and

WHEREAS, Children with a Mentor are More Likely to Reach Higher Levels of Education; and

WHEREAS, Each Year, Hundreds of Caring Adults Volunteer Their Time to Better the Lives of Children in our Community as Mentors; and

WHEREAS, 2018 Marks the 17TH Year Celebrating January as National Mentoring Month; and

NOW, THEREFORE, I, Greg Hoffman, Mayor of the City of Chippewa Falls, do hereby proclaim January 25, 2018 as **Big Brothers Big Sisters 'Thank Your Mentor' Day** and urge everyone in Chippewa Falls to thank their mentors and those who made a positive impact on them while growing up.

IN WITNESS WHEREOF, I have hereunto set my hand and signed this on the 16th day of January, 2018.

Signed _____

Greg Hoffman, Mayor
Chippewa Falls, Wisconsin

Home of The World's Purest Water

715-726-2701 • FAX - 715-726-2759

**PRELIMINARY RESOLUTION DECLARING INTENT TO LEVY
SPECIAL ASSESSMENTS UNDER CHAPTER 66.0701 WISCONSIN STATUTES &
CHAPTER 3.08 OF THE CODE OF ORDINANCES OF
THE CITY OF CHIPPEWA FALLS, WISCONSIN**

**BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF
CHIPPEWA FALLS, WISCONSIN:**

1. The Common Council of the City of Chippewa Falls, Wisconsin, hereby declares its intention to exercise its police power under Chapter 66.0701 Wisconsin Statutes and Chapter 3.08 of the Code of Ordinances of the City of Chippewa Falls, Wisconsin.

2. The property to be assessed for the following described improvements includes all property fronting on both sides of the following streets:

A. Miles Street (Wheaton Street to Coleman Street)

1. Sanitary sewer main.
2. Sanitary sewer services, from the main to the boulevard.
3. Water Main.
4. Water services, from the main to the boulevard.
5. Removal and replacement of deficient curb and gutter or to allow for replacement of sanitary sewer and water services.
6. Removal and replacement of deficient sidewalks, or to allow for replacement of sanitary services.
7. Remove existing driveways and replace them with concrete driveways in the public right of way.
8. Removal and replacement of deficient street surfacing.

B. State Street (Court Street to Grand Avenue)

1. Sanitary sewer main.
2. Sanitary sewer services, from the main to the boulevard.
3. Water Main.
4. Water services, from the main to the boulevard.
5. Removal and replacement of deficient curb and gutter or to allow for replacement of sanitary sewer and water services.
6. Removal and replacement of deficient sidewalks, or to allow for replacement of sanitary services.
7. Remove existing driveways and replace them with concrete driveways in the public right of way.
8. Removal and replacement of deficient street surfacing.
9. Removal and replacement of deficient retaining walls.

C. Irvine Street (Chapman Road to Wisconsin Street)

1. Sanitary sewer main.
2. Sanitary sewer services, from the main to the boulevard.
3. Water Main.
4. Water services, from the main to the boulevard.
5. Removal and replacement of deficient curb and gutter or to allow for replacement of sanitary sewer and water services.

RESOLUTION NO. 2018-01

6. Removal and replacement of deficient sidewalks, or to allow for replacement of sanitary services.
7. Remove existing driveways and replace them with concrete driveways in the public right of way.
8. Removal and replacement of deficient street surfacing.

D. Ludgate Street (Oxford Street to Fleet Street)

1. Sanitary sewer main.
2. Sanitary sewer services, from the main to the boulevard.
3. Water main.
4. Water services, from the main to the boulevard.
5. Preparation for and construction of curb and gutter.
6. Remove existing driveways and replace them with concrete driveways in the public right of way.
7. Removal and replacement of deficient street surfacing.

E. Lombard Street (Oxford Street to Termini)

1. Sanitary sewer main.
2. Sanitary sewer services, from the main to the boulevard.
3. Water main.
4. Water services, from the main to the boulevard.
5. Preparation for and construction of curb and gutter.
6. Remove existing driveways and replace them with concrete driveways in the public right of way.
7. Removal and replacement of deficient street surfacing.

F. Oxford Street (Termini to Lombard Street)

1. Sanitary sewer main.
2. Sanitary sewer services, from the main to the boulevard.
3. Water main.
4. Water services, from the main to the boulevard.
5. Preparation for and construction of curb and gutter.
6. Remove existing driveways and replace them with concrete driveways in the public right of way.
7. Removal and replacement of deficient street surfacing.

G. Regent Street (River Street to Ludgate Street)

1. Sanitary sewer main.
2. Sanitary sewer services, from the main to the boulevard.
3. Water main.
4. Water services, from the main to the boulevard.
5. Preparation for and construction of curb and gutter.
6. Remove existing driveways and replace them with concrete driveways in the public right of way.
7. Removal and replacement of deficient street surfacing.

H. STH 124/High Street (Bridge Street to North of Elm Street)

1. Removal and replacement of deficient curb and gutter.
2. Removal and replacement of deficient sidewalks.
3. Remove existing driveways and replace them with concrete driveways in the public right of way.
4. Removal and replacement of deficient street surfacing.

RESOLUTION NO. 2018-01

3. The Common Council of the City of Chippewa Falls determines that these improvements constitute an exercise of the police power for the health, safety and general welfare of the municipality and its inhabitants.

4. The Director of Public Works is directed to prepare a report which shall consist of:

- a) Plans and specifications for the improvements.
- b) A schedule of proposed special assessments.
- c) An estimate of the cost of the proposed improvements.

5. Upon completing the report, the Director of Public Works is directed to file a copy thereof in the City Clerk's office for public inspection.

6. Upon receiving the report of the Director of Public Works, the City Clerk is directed to give a Class I notice of public hearing on such report. A copy of such notice shall also be mailed at least ten (10) Days before the hearing or proceedings to every interested person whose post office address are known or can be ascertained with reasonable diligence. The hearings shall be held in the Council Chambers in City Hall at a time set by the City Clerk, and which hearing shall commence not less than ten or not more than forty days after such publications.

7. Upon adoption, the City Clerk shall mail a copy of the Preliminary Resolution to every interested party whose post office address is known or can be ascertained with reasonable diligence.

Dated this 16th day of January, 2018.

ADOPTED: _____

Council President

APPROVED: _____

Mayor

ATTEST: _____

City Clerk

PUBLISHED: _____

RESOLUTION NO. 2018-02

**RESOLUTION
APPROVING A CERTIFIED SURVEY MAP**

RESOLVED, that a Certified Survey Map prepared by Samuel I. Wenz, Chippewa County Surveyor for Chippewa County is hereby approved by the Chippewa Falls Common Council. Said parcels located in part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, and the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 28, T29N, R8W, City of Chippewa Falls, Chippewa County, Wisconsin.

Dated this 16th day of January, 2018

ADOPTED: _____

Council President

APPROVED: _____

Mayor

I hereby certify that the foregoing is a copy of a Resolution adopted by the Common Council of the City of Chippewa Falls, Wisconsin.

ATTEST: _____

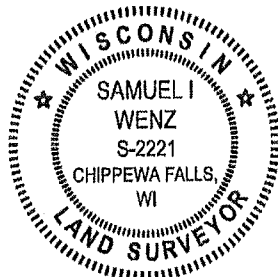
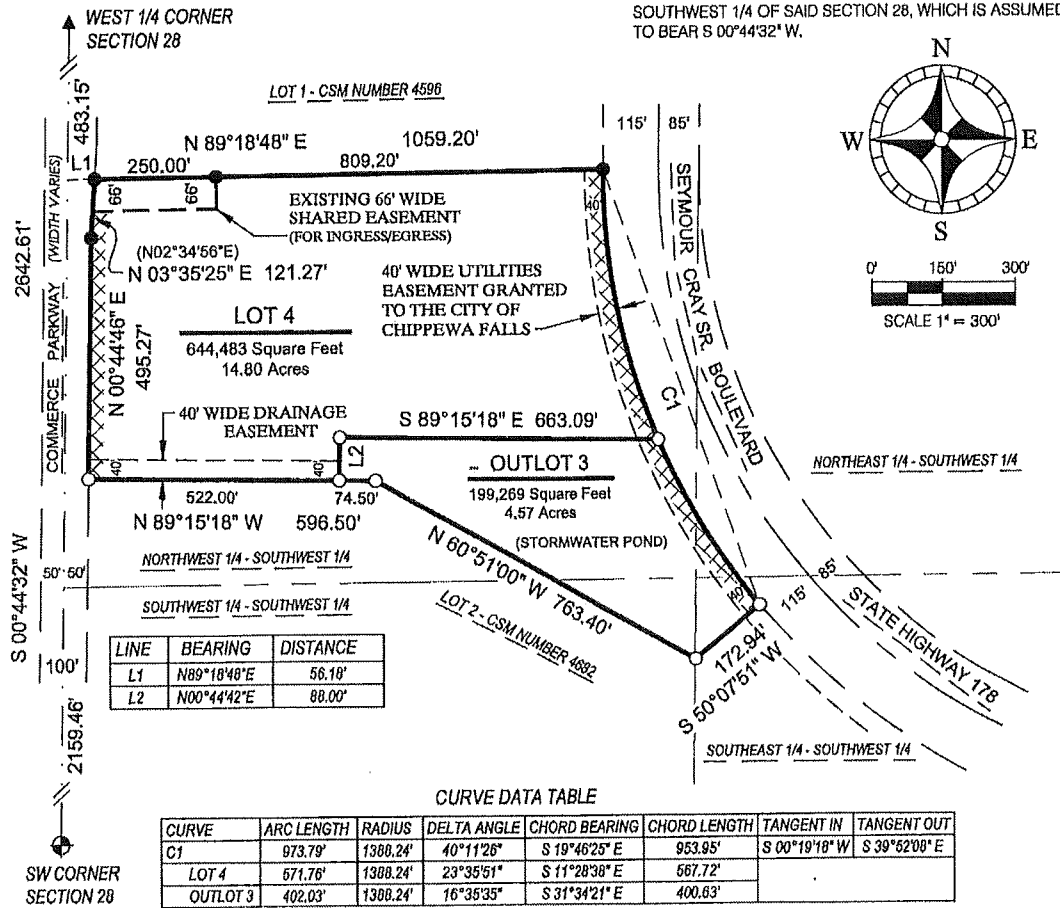
City Clerk

CHIPPEWA CO. CERTIFIED SURVEY MAP NO. _____

RECORDED IN VOL. _____ OF THE
CERTIFIED SURVEY MAPS PAGE _____
REGISTER

LOCATED IN PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 29 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28, WHICH IS ASSUMED TO BEAR S 00°44'32" W.



FIELDWORK COMPLETED: 11/28/2017

SAMUEL I. WENZ
CHIPPEWA COUNTY SURVEYOR
711 N. BRIDGE STREET, ROOM 5
CHIPPEWA FALLS, WISCONSIN 54729

LEGEND

- ◆ = FOUND 4" O.D. CAST IRON MONUMENT
- ▲ = FOUND P.K. NAIL
- (SECTION CORNER TIES WERE VERIFIED)
- = FOUND 3/4" IRON REBAR
- = FOUND 1-1/4" IRON REBAR
- = SET 3/4" x 18" IRON REBAR WEIGHING 1.50 LBS/LIN. FT.
- (X°XX'XX") = PREVIOUSLY RECORDED AS
- XXXXXX = NO DIRECT VEHICULAR ACCESS
- LBS/LIN. FT. = POUNDS PER LINEAR FOOT
- CSM = CERTIFIED SURVEY MAP
- O.D. = OUTSIDE DIAMETER

CHIPPEWA CO. CERTIFIED SURVEY
MAP NO. _____

RECORDED IN VOL. _____ OF THE
CERTIFIED SURVEY MAPS PAGE _____
REGISTER

LOCATED IN PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST
1/4 OF THE SOUTHWEST 1/4, THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE
SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 29 NORTH,
RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Samuel I. Wenz, Professional Land Surveyor in the State of Wisconsin, do hereby certify that by the order of Frank Pascarella, Chippewa County Administrator, I have surveyed part of the Northwest 1/4 of the Southwest 1/4, the Southwest 1/4 of the Southwest 1/4, the Northeast 1/4 of the Southwest 1/4, and the Southeast 1/4 of the Southwest 1/4 of Section 28, Township 29 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin. The parcel is more particularly described as follows:

COMMENCING at the West 1/4 Corner of said Section 28; thence, S.00°44'32"W. along the West Line of the Southwest 1/4, 483.15 feet; thence, N.89°18'48"E., 56.18 feet to the **POINT OF BEGINNING**; thence, N.89°18'48"E. along the South Line of Certified Survey Map Number 4596, 1059.20 feet to its intersection with the Westerly right-of-way line of State Highway 178, being a non-tangent curve, concave Northeasterly, having a radius of 1388.24 feet, and a long chord which bears S.19°46'25"E. for a distance of 953.95 feet; thence, Southeasterly along said right-of-way line and the arc of said curve, 973.79 feet; thence, along the Northerly Line of Lot 2 of Certified Survey Map Number 4682 the following courses:

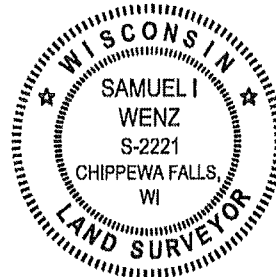
- 1) S.50°07'51"W., 172.94 feet; thence,
- 2) N.60°51'00"W., 763.40 feet; thence,
- 3) N.89°15'18"W., 596.50 feet to its intersection with the Easterly right-of-way line of Commerce Parkway; thence, N.00°44'46"E. along said right-of-way line, 495.27 feet to the **POINT OF BEGINNING**. Being subject to any easements of record.

Said parcel contains 843,752 square feet or 19.37 acres, more or less. The bearings are referenced to the West Line of the Southwest 1/4 of said Section 28, which is assumed to bear S.00°44'32"W.

I also certify that I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, AB-7 of the Wisconsin Administrative Code, and the Subdivision Ordinance of the City of Chippewa Falls. I further certify to the best of my knowledge and belief that the accompanying map is a true and correct representation of the exterior boundaries of the land surveyed and the division thereof made.

Dated this _____ day of _____, 2017.

Samuel I. Wenz, Professional Land Surveyor, S-2221



CITY OF CHIPPEWA FALLS APPROVAL

This Certified Survey Map is approved by the common council of the City of Chippewa Falls this
_____ day of _____, 2017.

Greg Hoffman, Mayor Date

Bridget Givens, City Clerk Date

CHIPPEWA CO. CERTIFIED SURVEY
MAP NO. _____

RECORDED IN VOL. _____ OF THE
CERTIFIED SURVEY MAPS PAGE _____
REGISTER

LOCATED IN PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST
1/4 OF THE SOUTHWEST 1/4, THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE
SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 29 NORTH,
RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE OF DEDICATION:

As owners, we hereby certify that we caused the land described to be surveyed, divided, mapped and dedicated
as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required to be
submitted to the following for approval.

-- City of Chippewa Falls

IN WITNESS WHEREOF, said Chippewa County has caused these presents to be signed by Frank
Pascarella, county administrator, and countersigned by Jaclyn Sadler, county clerk, at Chippewa Falls,
Wisconsin, and there signatures hereunto affixed on this

_____, day of _____, 2017.

In the presence of: Chippewa County, Wisconsin

Frank Pascarella, County Administrator

Countersigned: _____
Jaclyn Sadler, County Clerk



STATE OF WISCONSIN)
CHIPPEWA COUNTY) SS

Personally came before me this _____ day of _____, 2017,

Frank Pascarella, County Administrator, and Jaclyn Sadler, County Clerk of the above named Chippewa
County, Wisconsin, to me known to be the persons who executed the foregoing instrument, and to me known
to be such County Administrator and County Clerk of said Chippewa County, and acknowledged that they
executed the foregoing instrument as such officers as the deed of said Chippewa County, by its authority.

_____, Notary Public, _____, Wisconsin

My commission expires _____.